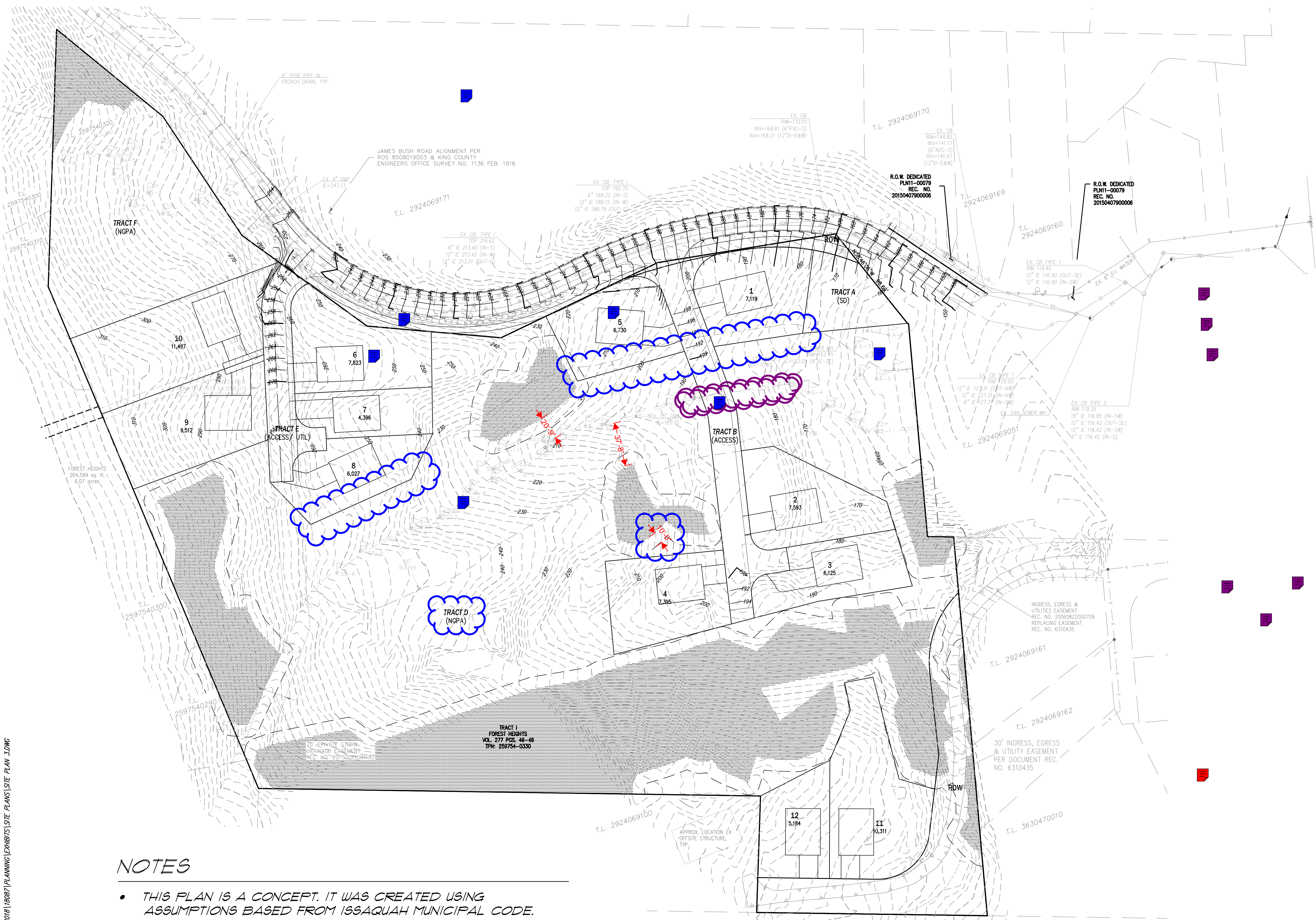


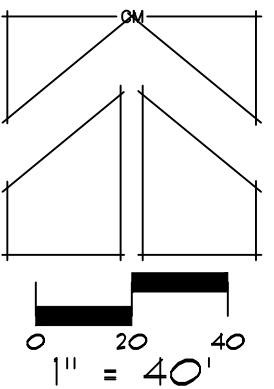
7/24/2018 9:44 AM; [2018/18087] PLANNING EXHIBITS [SITE PLANS] SITE PLAN 3.DWG



## NOTES

- THIS PLAN IS A CONCEPT. IT WAS CREATED USING ASSUMPTIONS BASED FROM ISSAQUAH MUNICIPAL CODE.

DATE	Jul 24, 2018
SHEET	1
PROJECT NUMBER	18087



14711 NE 29th Place, Suite 101  
Bellevue, Washington 98007  
425.885.2927 Fax 425.885.2963

Conceptual Site Plan

AMEDSON PRE-PLAT



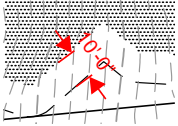
# Markup Summary

## Requires Correction (22)



**Subject:** Operations comment  
**Author:** RonB  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Given fire hydrants are required, PRV may be needed for water main.



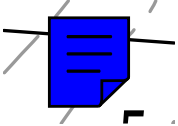
**Subject:** Length Measurement  
**Author:** DougY  
**Page Label:** 1  
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**Status:** Requires Correction

10'-0"



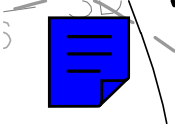
**Subject:** Engineering comment  
**Author:** StaceyR  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

A Construction Storm Water General Permit (CSWGP) from WA State Dept. of Ecology is required for land disturbing activities 1 acre or greater.



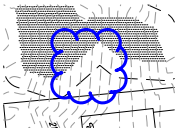
**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Home needs to be located outside of the 15-foot BSBL.



**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

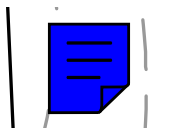
Impacts to the stream buffer by the road and crossing require mitigation. This will be reviewed in a subsequent site-work permit.



**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Steep slope buffer reduction requires a geo-technical report to determine if slope is stable enough for a reduced buffer. This requirement will be double peer-reviewed at applicants expense.

A PP and FP condition will be notice on title for steep slope buffer reduction and an agreement which indemnifies and holds the city harmless for development within 50-feet of a steep slope. This requirement can be found in IMC 18.10.580



**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Must demonstrate density calculation in critical areas found in IMC 18.10.450 to reduce the lot sizes below the minimum for SF-S zone (9,600sf).


Be advised lots must comply with the impervious surface limit of 40%.



**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction


2-foot clear zone between rock wall and ROW.  
Guard rail along sidewalk.



**Subject:** Operations comment  
**Author:** RonB  
**Page Label:** 1  
**Color:**   
**Status:** Requires Correction


James Bush Road will need road frontage improvements



**Subject:** Engineering comment  
**Author:** StaceyR  
**Page Label:** 1  
**Color:**   
**Status:** Requires Correction

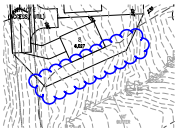
Applicant required to provide Level 1 Downstream Analysis.




**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:**   
**Status:** Requires Correction

Comments from Doug Schlepp:

- 1) James Bush Road
  - a. Need 2ft clear zone from face of rockery to drive lane
  - b. Street lights required
  - c. Pedestrian crossing needs to be placed to ensure sight distance
  - d. Fall protection required if sidewalk is allowed on top of rockery
- 2) ESFR
  - a. Hammerheads need to meet ESFR requirements
  - b. Fire trucks will drive maximum of 150ft and the back-up, fire hose must reach all sides of structure 150ft maximum
- 3) Water System
  - a. Two pressure Zones 297 and 616
  - b. Fire Hydrants in 616 development area may require main extension down James Bush Road
- 4) Storm – Ecology 2014 manual and Issaquah addendum
- 5) Lots 11 & 12
  - a. 616 zone
  - b. Access improved with 20ft road and sidewalk




**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:**   
**Status:** Requires Correction

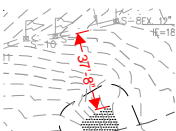
Stream buffer needs to be included in NGPE and home needs to be outside of BSBL.


Stream buffer may be reduced if it qualifies under IMC 18.10.790.D.4.b(1)(A-C)



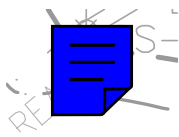
**Subject:** Operations comment  
**Author:** RonB  
**Page Label:** 1  
**Color:**   
**Status:** Requires Correction

No street or utilities shown on plan set to comment too.



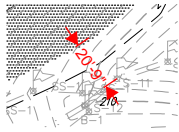
**Subject:** Length Measurement  
**Author:** DougY  
**Page Label:** 1  
**Color:**   
**Status:** Requires Correction

37'-8"



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**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction



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**Subject:** Length Measurement  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction



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**Subject:** Fire comment  
**Author:** MarkL  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Fire turnarounds not approved. See fire turnaround requirements in Trakit attachments.  
Onsite fire hydrants will be required.  
Fire sprinklers will be required.

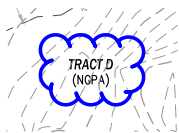


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**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Submit wetland report with rating form to verify wetland type and if it is regulated.

WA DOE has recently revised the habitat score for wetland type. However, COI has yet to adopt those revised numbers and will continue to use the numbers found in IMC 18.10.620 with corresponding buffer width in IMC 18.10.640.



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**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

NGPE shall be recorded with the Plat.



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**Subject:** Engineering comment  
**Author:** Stacey  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

The existing culvert may need to be retrofitted for fish passage. This requires a culvert determination from WA Dept. of Fish & Wildlife and may require Hydraulic Project Approval (HPA).



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**Subject:** Engineering comment  
**Author:** Stacey  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Compliance with 2014 Ecology Storm Water Management Manual for Western WA and 2017 Issaquah Addendum to the City adopted storm design manual. This includes a Storm Water Technical Information Report demonstrating how all Minimum Requirements #1-9 have been addressed.



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**Subject:** Planning comment  
**Author:** DougY  
**Page Label:** 1  
**Color:** ■  
**Status:** Requires Correction

Stream buffer needs to be included in NGPE